



CITY COUNCIL

Public Safety Committee

Monday, March 19, 2007

Agenda

5:00 p.m.

- I. Committee of the Whole** **5:00 p.m.**
 - Crime Plan Update**
 - Security Camera Project**

- II. Residential Health and Safety Ordinance Review (PSR)** **5:30 p.m.**

- III. Housing Issues-Housing Permits** **6:30 p.m.**
 - 1. Review of proposed ordinance
 - 2. Review of amended Permit
 - 3. Licensing of Landlord/Tenants
 - 4. Legislative Initiatives

Upcoming Topics

Bottle Club Ordinance – *draft referred to Legislative Aide Committee 1-16*
Housing Issues and Housing Permits (Jan)
Meeting w/ Realtors (Feb)
Property Settlement Review (Feb)
Environmental Advisory Council - EAC (March)
Codes Enforcement (Mar)
Trash Collection (Mar)
Anti Litter Program (Mar)
Renter Licensing & Tax (April)
Fireworks Ordinance – last discussed 8-21 MM to research and provide draft (April)
Update on Citizens Inspection Program (May)
Update on enforcement of both curfew ordinances (May)
Update on enforcement of Disruptive Tenant Ord and Appeal Board (June)
Update on Norfolk Southern codes compliance (June)
Progress report – Demolition Project (July)
Right of Way (ROW) Ordinance (July)

components to this goal. The lighting component is mostly contained in the CDBG Unallocated process.

Discussion/Analysis

Video (Camera) Safety System

This project seeks to create a safety network in the city of Reading by increasing “eyes on the street.” This network will consist of a camera system that monitors public spaces plus includes making improvements in the physical environments of the downtown and neighborhoods. Natural surveillance is enhanced by improving lighting, landscaping, and see-through fencing. These elements will provide additional surveillance that promotes better behavior by citizens who might otherwise commit crimes and make good citizens more comfortable with their surroundings. The use of cameras and promoting crime prevention through environmental design (CPTED) has proven to be effective in curbing vandalism, graffiti, thefts from vehicles, and drug dealing. Building such a network also encourages and protects economic investments in the city, helps guard vulnerable populations such as the elderly and children, and can provide useful evidence for criminal activity, accidents, and other investigations. Similar projects have been successful in Baltimore, Chicago, Wilmington DE, and Lancaster, PA. The primary uses for this system include:

- Protects the investment in the city
- Promotes urban revitalization/ economic development
- Deterrent to crime; changes behavior
- Aids in discovering and enforcing drug-related crimes
- Identifies drug dealing in school zones; drug use in parks
- Helps prevent and investigate incidents of vandalism, graffiti, thefts from vehicles, and other quality of life issues.
- Protects vulnerable populations: housing for elderly and disabled
- Video monitoring is also used to make certain police are on their best behavior
- Aiding investigations: cameras tell “just the facts” and aid in the investigation of accidents, questionable deaths, shootings.

Financial Impact

The total estimated cost of this project is \$1.785 million. Phase I is estimated at \$390,000, which includes \$350,000 for hardware and installation, and \$40,000 of start-up of the monitoring system for the last four months of this year. Annual operating costs are estimated at \$100,000 for each phase, and will have to be budgeted beginning in FY 2008. The City Administration has made this project its first priority in dialogue with Federal and State sources. These processes do not expect to fund portions of this project until late 2007 or during 2008. It is the Administration’s goal to have Phase I in operation by September 2007.

The funding source is the City’s Capital Improvements Program. There is no prescribed process in the Reading Charter prescribes for amending the City’s Capital Improvement Program (CIP). However, it is appropriate to obtain consent from the governing body, the City Council, for substantial changes in the CIP. Since the CIP implements the goals and policies of the General Plan, a determination of consistency with the *Reading Comprehensive Plan* is an important criterion in the Council’s review of the document and subsequent revisions.

Other Board Action

There is no other board action on this item.

Recommendations

Adopt the resolution as proposed.

Attachments

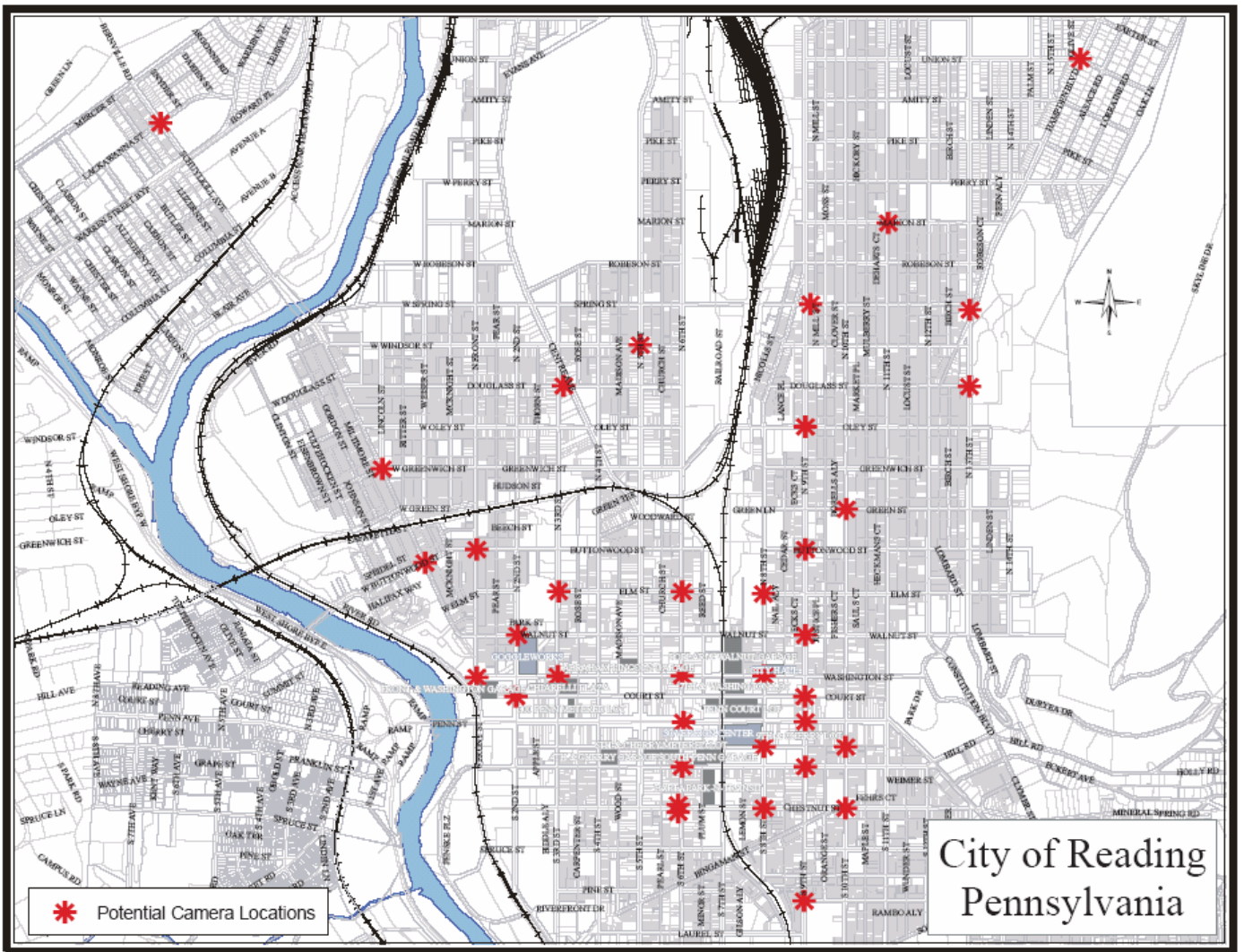
Estimated Project Costs

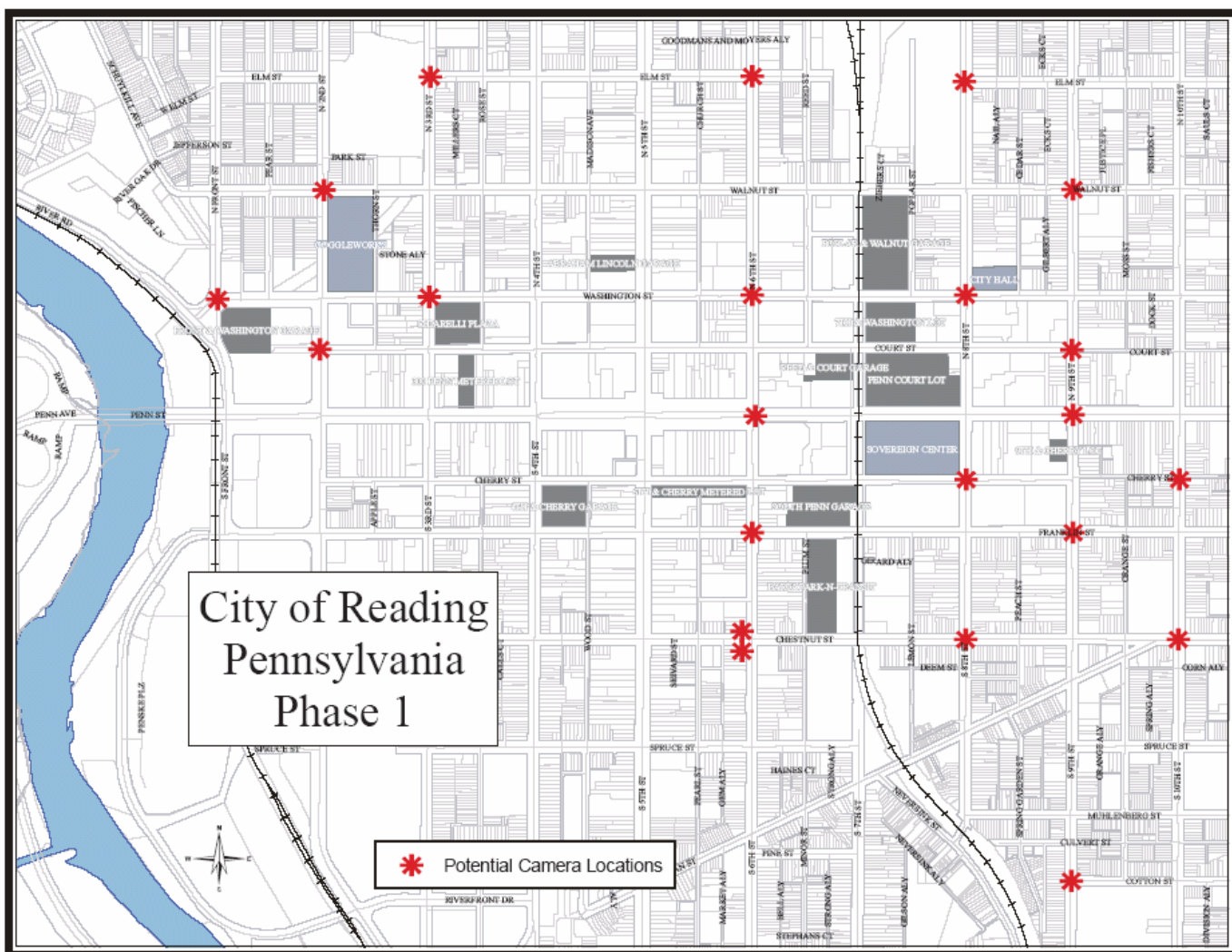
Proposed Camera Locations

Proposed Camber Locations for Phase I

Article, "Vandalism Caught on Camera," *Intelligencer Journal*

Article, "Camera's eye new weapon in crime fight," *Philadelphia Inquirer*





BILL NO. _____ 2007

AN ORDINANCE

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF READING BY ADDING TO CHAPTER 10 – HEALTH AND SAFETY THE RESIDENTIAL HEALTH AND SAFETY INSPECTION ORDINANCE AND REQUIRING THE INSPECTION OF RESIDENTIAL FAMILY DWELLINGS PRIOR TO SALE OF TRANSFER.

WHEREAS, substandard and deteriorated housing has a detrimental effect upon the safety and stability of neighborhoods, is environmentally undesirable and therefore detrimental to City residents and to neighboring communities; and

WHEREAS, improving the residential housing environment and providing for neighborhood stability throughout the City requires periodic inspection of all residential properties in the City to ensure that such premises conform to the City's Property Maintenance Code and other applicable laws; and

WHEREAS, inspection of residential housing, as established by this ordinance, will protect occupants from substandard housing and work to maintain neighborhood stability which will improve the quality of life and create a desirable community for all residents.

THEREFORE THE CITY OF READING HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Amending the Codified Ordinances of the City of Reading by adding to Chapter 10 - Health and Safety the Residential Health and Safety Inspection Ordinance which requires the inspection of non-rental single family dwellings as attached in Exhibit A.

SECTION 2. This ordinance shall be effective ten (10) days after its adoption and approval by the Mayor, or repassage by City Council over the Mayor's veto, in accordance with Section 219 of the City of Reading Home Rule Charter, or as set forth in Section 221 of the City of Reading Home Rule Charter.

Enacted _____, 2007

President of Council

Attest:

City Clerk
(*Councilor Sterner & Council Staff*)

EXHIBIT A

PART 12 RESIDENTIAL HEALTH AND SAFETY

§10-1200. Declaration of Purpose. The City Council finds that the establishment of a periodic housing inspection program for rental units is necessary to protect the public health, safety, and welfare by ensuring the proper maintenance of such housing, by identifying and requiring correction of substandard housing conditions, and by preventing conditions of deterioration and blight that could adversely affect economic conditions and the quality of life in the City.

§10-1201. Definitions.

AGENT - any person who for monetary or other consideration aids a seller in the sale of property. Whenever used in any clause prescribing or imposing a penalty, the term "agent," as applied to partnerships and associations, shall mean the partners or members thereof and, as applied to corporations, the officers thereof. Liability shall be limited to failure to notify the seller of the obligations imposed by this Part.

AGREEMENT - written agreement or written instrument which provides the City with the ability to perform a Residential Health and Safety Inspection.

BUYER - an individual who acquires legal or equitable title pursuant to an agreement of sale.

CERTIFIED INSPECTOR - an individual certified by the Codes Office to perform residential health and safety inspections. Such inspector shall, at a minimum, be certified as per Pennsylvania State Law in the relevant passages of the Pennsylvania Consolidated Statutes Title 68, Real and Personal Property, Part III, Residential Real Property, Chapter 75, Home Inspections.

CITY INSPECTOR - an employee or contractor engaged by the City of Reading to do, among other things, residential health and safety inspections.

CODES OFFICE - City of Reading Codes Enforcement Office.

CORRECTIVE DIRECTION or DIRECTION - a written notice issued by the Codes Office directing any repair or remediation, corrective or other action relating to any deficiencies as set forth in a report which may include a time frame within which any such action must be taken.

DEFICIENCIES - those items indicated on a residential health and safety inspection report which require repair, remediation or corrective action and/or are hazardous conditions.

DWELLING UNIT or UNIT - a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

INDIVIDUAL - Any person, partnership, association, corporation or other entity.

OCCUPANCY CERTIFICATE - the [certificate](#) issued by the City of Reading to the owner of a residential dwelling indicating that the building is in proper condition to be occupied.

PROPERTY - Single family dwellings with any building or other improvement(s) thereon.

REHAB PLAN - work plan to correct the dwelling unit's deficiencies identified by the Codes Enforcement Office.

RENTAL DWELLING - A building arranged, designed, and intended to provide two (2) or more dwelling units. Individual dwelling units may share party walls with other units and either have common outside access areas or have individual outside access areas. Types of such buildings shall include townhouses, apartments, and/or condominiums.

REPORT ACKNOWLEDGEMENT - a written document acknowledging responsibility to correct any deficiencies set forth in a report.

RESIDENTIAL HEALTH AND SAFETY INSPECTION REVIEW- an inspection to determine the condition of a property in accordance with such standards of minimum habitability and safety as shall be determined by the Codes Office, which report shall designate such conditions as require repair or remediation and those that present a hazardous condition for the current use of the property. A residential health and safety inspection report shall be valid for a period of 6 months from the date of such inspection.

RESIDENTIAL HEALTH AND SAFETY INSPECTION REPORT or REPORT - a report issued by a City Inspector or a sub-contracted inspector setting forth the results of a residential health and safety inspection which shall include the designation of such conditions as shall require repair or remediation and any hazardous conditions.

REHABILITATION (“REHAB”) PLAN - a buyer (or in the event a sale is not consummated, a Seller), may, in the event they deem they cannot meet the time frames to correct any violations as set forth in any correction directive from the Codes Office specifying the time frame for the repair or remediation of any deficiencies, may request in writing that the Code Office extend the correction or remediation time or times set forth in such correction directive. Such request shall specify the reasons for such request(s) and the suggested time frames for such correction(s) or remediation. If accepted by the Codes Office, the party requesting same shall be bound to complete the work within the time frame as agreed to by the Codes Office. If not accepted by the Codes Office, the work shall be completed within the time frame set forth in the correction directive.

SALE - the transfer of any legal or equitable interest in or title to property, including exchanges of properties.

SELLER - the owner of the property that will be transferred or sold.

(Ord. 64-2005, 10/10/2005, §1)

SETTLEMENT – the culmination of a particular transaction involving real property which results in the transfer or conveyance of a property from one party to another.

SINGLE FAMILY DWELLING –A building arranged, intended, or designed to be occupied exclusively as a residence for one (1) family and having no common wall with an adjacent building. Types of such buildings shall include mobile homes and modular units.

§10-1202. Residential Health and Safety Inspection Required.

1. A residential health and safety inspection shall be completed in accordance with the provisions of this Part within six months of the settlement of any residential real property within the City of Reading, except solely where the sale occurs within 9 months of the date of issuance of a code compliance letter. At the time an agent undertakes to represent a seller in the sale of property, the agent shall inform the seller of the requirements of this Part.
2. A property owner or Buyer may request an inspection prior to settlement.
3. At settlement the buyer shall sign an agreement that will initiate the inspection of the residential dwelling.
4. Any review (whether pre or post agreement of sale) shall remain valid for a period of 6 months from the date of such report and may be relied upon during such period for the purposes of this Part.

5. The Codes Enforcement Office shall, within 15 business days from the receipt of the agreement or inspection request from the property owner or buyer, shall schedule an inspection of the residential dwelling.

6. Upon the completion of a residential health and safety report, a copy of the report shall be personally delivered to or mailed by certified mail, return receipt requested, to the property owner or buyer. The copy of the occupancy report shall also be filed in the Codes Enforcement Office.

7. At any time after the receipt of the report, the Codes Office may undertake such further actions or inspections as it deems appropriate consistent with the applicable Ordinances of the City of Reading including, but not limited to, a full inspection for any applicable codes compliance and/or the issuance of a correction directive based upon the report to repair or remediate or otherwise correct any deficiencies indicated in the report within such time as may be set forth in the correction directive.

10. In the event a correction directive is issued, the property owner or buyer may request a rehab plan. The Codes Office shall, within 15 days of receipt of a request for rehab plan, indicate in writing whether the plan is acceptable and, if any provisions are not acceptable, indicate what modified time periods, if any, would be acceptable. The property owner or buyer, as the case may be, shall be bound to make any corrections or undertake any such remediation as set forth in the correction directive in the time frame set forth in the correction directive, subject to any modification in the correction directive as may be accepted by the Codes Office.

§10-1203. – Inspection Procedure: Upon receipt of the agreement, the Code Enforcement Office shall, with fifteen (5) business days, conduct an inspection of the property to determine compliance with minimum standards and requirements as follows:

- Each dwelling unit must have a smoke detector installed on each floor level;
- An existing acceptable 60 ampere service, or a minimum 100 ampere three (3)wire electric service, must be installed for the dwelling;
- All kitchen countertop receptacles and bathroom receptacles must be ground fault circuit interrupter protected;
- All sidewalks and curbs must be in good repair, free of large cracks (covering more that 50% of surface area or greater than a ¼ inch in width) and crevices, missing bricks and tripping hazards (greater than ½ inch), and in compliance with the Codified Ordinances;
- All properties must be supplied with clearly identifiable numbers (minimum of 4 inches tall) outside the property, in clear view of the street, designating the street number of the property;
- No illegal sewer connections, as defined under the applicable Borough's current sewer inspection policies.
- The property must be free from peeling or chipped paint
- INSERT OTHER

§10-1204. Fees.

1. **Administration Fee.** The fee for processing a residential health and safety inspection performed by a certified inspector: \$50.

2. **City Inspection Fee.** The fee for a residential health and safety inspection by a Codes Enforcement Inspector shall be: \$150 plus any other associated administrative fees and costs.

3. The administrative fee shall be paid not later than the delivery of the report to the Codes Enforcement Office. Seller shall be responsible for the payment of the inspection fee no later than the earlier of settlement on the agreement of sale or 30 days from the date of the review report. Notwithstanding the foregoing, buyer and seller shall not be prohibited from privately agreeing that buyer will reimburse seller for such fees.

§10-1205. Penalty.

1. Failure to sign an Agreement at settlement: \$500 and eviction from property if owner refuses take corrective actions.
2. Failure to submit to an inspection associated with this ordinance: \$1000 and eviction from dwelling.
3. Failure to correct deficiencies identified in the report and/or within the terms of the rehab plan: \$1000 and eviction from dwelling.
4. Agent's failure to inform the seller about the terms of this Part shall be fined \$500.

§10-1206. Regulations - Forms.

The Codes Enforcement Office is hereby authorized to establish regulations, consistent with the provisions of this Part, to prepare and distribute forms to implement this Part and to set such criteria and provide for the qualifications and training as to applicable City ordinances and regulations of certified inspectors and to do any and all other acts as are necessary to implement the terms of this Part.

§10-1207. Liability of City/Buyer/Inspector.

1. The issuance of a review report is not in any way a representation or guarantee by the City or the City Inspector that the property is without violations or in compliance with the applicable ordinances and codes. Any such review shall not be deemed a "codes" inspection" and is intended solely for the use of the City and is not intended to replace or supplement any private inspection of the condition of the property as may be deemed desirable by a buyer.
2. Neither the enactment of this Part nor the preparation and delivery of any document pursuant hereto shall impose any liability upon the City inspector or any errors or omissions contained in any report nor shall the City, City inspector bear any liability not otherwise imposed by law. The owner of any property shall remain wholly liable for compliance with the City's Property Maintenance Code, the Zoning and Use Ordinances and any and all other applicable ordinances of the City.
3. Nothing herein shall be deemed to prevent a buyer and seller from entering into an agreement between themselves that the seller will reimburse buyer for or undertake the cost of any necessary renovations or repairs to make the property compliant with the City Property Maintenance Code or other ordinances

CITY OF FRIDLEY
RENTAL PROPERTY INSPECTION DIVISION
FIRE DEPARTMENT
6431 University Avenue, N.E.
Fridley, MN 55432
Office (763) 572-3616 Facsimile (763) 572-8825

APPLICATION FOR RESIDENTIAL RENTAL PROPERTY LICENSE

DATA PRIVACY NOTICE: The data you supply on this form will be used to assess your qualifications for the license. You are not legally required to provide this data, but we will not be able to grant the license without it. If a license is granted, the data you have supplied will constitute a public record and copies may be issued to anyone requesting them. The required data allows us to distinguish you from other applicants; to identify you in our license files; to verify that you are the person who applied for the license; to contact you if any additional information is required; to determine whether you meet any minimum age requirements; and to determine if any conviction you may have on record might affect your suitability as a license holder. Your residence address and telephone will be considered public data unless you request this information to be private and provide an alternative address and telephone number (see below).

Please sign to indicate that you have read this notice.

Signature _____

I request that the "Property Owner Information listed below be considered private data. My public business name, address and telephone number are as follows:

Business Name _____

Address _____

City, State, Zip _____ Telephone Number _____

TO THE CITY COUNCIL OF FRIDLEY, MINNESOTA: The undersigned hereby makes application for a residential rental property license in accordance with Fridley City Code Chapter 220 for the premises described below.

To License Applicant: Please complete all requested information or change incorrect pre-printed information on this application. Please make checks payable to "City of Fridley." Use separate paper, if needed, for your response.

PROPERTY INFORMATION AND DESCRIPTION

Property Address: _____ Number of Rental Units: _____

Legal Description: _____

Total number of paved off street parking spaces: __

(Please specify number and whether outside, enclosed or designated as Handicapped)

Number of rental units having: 1 BR: ____ 2 BR: ____ 3 BR: ____ 4 BR: ____ Other: ____

PROPERTY OWNER INFORMATION (Current Owner MUST Be Listed)

Owner is: () Sole Proprietor () Partnership () Corporation

Company / Complex / Corporate Name: _____

Owner's Name: _____ DOB _____ Phone # _____

Address: _____

City, State & Zip Code: _____

NOTE: If a Partnership or Corporation, names, date of birth and phone numbers for all partners and/or officers **MUST** be included.

Partner / Officer Name #1: _____ DOB _____ Phone # _____

Partner / Officer Name #2: _____ DOB _____ Phone # _____

BUILDING MANAGER, CARETAKER OR AGENT (If different than Owner)

Name & Title: _____ Phone #: _____

Business Address: _____

City, State & Zip Code: _____

(Please complete and sign back portion of this application)

EMERGENCY REPAIRS - MUST Be Completed (The person who is authorized to institute emergency repairs and designated by owner as responsible for property maintenance - May be a resident)

Name: _____ Rental Unit Number: _____

Telephone Number: _____ Hours available at this phone number: From _____ to _____

MORTGAGE COMPANY or LENDER INFORMATION

If property was purchased on a Contract For Deed, please include Vendee information.

Mortgage Company, Lender or Vendee: _____

Business Address: _____

City, State & Zip Code: _____

Telephone Number: _____

TENANT COMPLAINT PROCEDURE (Please describe or attach a description of the process used for receipt and resolution of tenant complaints and inquiries)

RECYCLING SERVICES REQUIRED FOR BUILDINGS WITH MORE THAN 12 RENTAL UNITS

City of Fridley Code Chapter 220, Residential Rental Property Maintenance and Licensing Code, requires owners of buildings with more than twelve (12) rental dwelling units to contract for recycling services (Section 220.09). Please include a copy of that contract with this application.

LICENSE FEE and LATE PAYMENT PENALTY SCHEDULE

License Fee Due \$ _____

The License Fees Due shown in Section 1 of this application are determined from the following schedule:

1 Rental Unit	\$ 41.25	2 Rental Units	\$ 82.50
3 Rental Units	\$ 123.75	4 Rental Units	\$ 165.00
Over 4 Rental Units	\$ 165.00 plus \$ 8.50 for each unit over 4 rental units		

Penalties for late payment of all license fees are prescribed by Fridley City Code Section 11.11, to-wit: "The penalty for late payment of all license fees as shown in Section 11.10 of the City Code shall be 25% of the amount of the fee if received from 1 to 7 days late. If the payment is received more than 7 days after it is due, the penalty shall be 50% of the fee."

(Note: Applications received without proper fees will not be processed until those fees are received.)

CERTIFICATION

I hereby certify that no order of the City to repair, correct or improve any part of this or any dwelling unit therein or pertaining to the operation thereof has been issued, or is presently outstanding which has not been fully complied with, to the complete satisfaction of any and all inspection officers of the City, to the best of my knowledge except as follows:

Signature _____ Date _____

FOR CITY USE ONLY

Department	Approved	Denied	Date	Signature
Comm Develop				
Fire Dept				
Police Dept				
City Council				

Date Fees Received	Amount Received	Receipt #	Date License Issued

City of Wilmington

Application for Residential Property Rental License

Thank you for applying for the City of Wilmington Rental License.

Your application **must be completed in its entirety** with all of the required information.

Please note the following items:

- Post office box addresses are not acceptable other than for an override mailing address.
- You must provide a contact person that can be reached 24 hours a day, 7 days a week.
- If there are multiple owners, you must attach a list that includes names, addresses, and telephone numbers.
- All rental properties and the number of units in each property must be listed in the spaces provided on the back of the rental license application.
- The Housing Inspector must approve your application before a license can be issued.

Fees:

- One or two rental units - \$ 50.00
- Three or more units - \$120.00, plus \$10.00 per unit

Fee must accompany the application.

Inquiries:

- For inquiries concerning the application or monetary issues, please call the Finance Department, Earned Income Tax and Business License Division at (302) 576-2415 or (302) 576-2418.
- For inquiries concerning housing or compliance issues, please call the Department of Licenses and Inspections at (302) 576-3030.

Application for Rental License
City of Wilmington, Delaware
Department of Finance
Wage/Business License Division
800 N. French Street 19801-3537
(302) 576-2415



License Number (Office Use Only)

1. APPLICATION DATE	3. FEDERAL EMPLOYERS ID #
---------------------	---------------------------

3A. If No FEI, Enter Applicant
Sec Ser. No. ▶

SOCIAL SECURITY NO.

4. License Applied For:

**LICENSE TYPE CODE
(CIRCLE ONE)**
ONE/TWO UNITS
3014A

2. BUSINESS START DATE (IN CITY)	4A. SPECIFIC NATURE OF BUSINESS
----------------------------------	---------------------------------

5. BIRTH DATE OF OWNER

THREE OR MORE UNITS
3014

FOR OFFICE USE ONLY

6. Property Owner's Information (Actual Physical Location Required; P.O. Box Address is not acceptable)

NAME OF PROPERTY OWNER(S)			
ADDRESS LINE 1			
ADDRESS LINE 2			
CITY	STATE	ZIP CODE	TELEPHONE NUMBER

Additional Required Accounts

Net Profit ☐

Acct #

Wage/Head ☐

Acct #

Date Added

By

7. Managing Agent Information: (Actual Physical Location Required; P.O. Box Address is not acceptable) Must have if owner doesn't reside within New Castle County.

NAME OF MANAGING AGENT(S)			
ADDRESS LINE 1			
ADDRESS LINE 2			
CITY	STATE	ZIP CODE	TELEPHONE NUMBER

CONTACT PERSON

FIRST NAME

LAST NAME

TELEPHONE NUMBER

8. Mailing Address (Address Applicant desires license information & tax forms to be mailed):

NAME OF BUSINESS			
ADDRESS 1			
ADDRESS 2			
CITY	STATE	ZIP CODE	TELEPHONE NUMBER

9. Type of Ownership:

- ☐ Corporation ☐ S - Corporation*
☐ Partnership* ☐ Sole Proprietor
☐ Estate/Trust ☐ Non-Profit (501C3 copy required)
☐ Holding Company, (if exempt under DEL. 1902(B)(6), Title 30 proof of exemption must be attached)
☐ LLC ☐ Other

Number of employees anticipated within City of Wilmington per month: _____
 For purpose of Disadvantaged Business Program, please check here if you are a Disadvantaged Business Enterprise: ☐
 I certify that all information in this application is to the best of my knowledge, true and correct.

DATE	PRINT NAME	SIGNATURE	TITLE	ZONING
FEE (Return Application with Fee)		Total Number of Units	HOUSING INSPECTOR APPROVAL**	

**REQUIRED SIGNATURE FOR RENTAL LICENSES

Address: _____	Address: _____	Address: _____	Address: _____
Apartment # _____	Apartment # _____	Apartment # _____	Apartment # _____
LR _____ BR3 _____	LR _____ BR3 _____	LR _____ BR3 _____	LR _____ BR3 _____
DR _____ BR4 _____	DR _____ BR4 _____	DR _____ BR4 _____	DR _____ BR4 _____
KP1 _____ BR5 _____	KP1 _____ BR5 _____	KP1 _____ BR5 _____	KP1 _____ BR5 _____
BR1 _____	BR1 _____	BR1 _____	BR1 _____
BR2 _____	BR2 _____	BR2 _____	BR2 _____
Total Number of Occupants _____	Total Number of Occupants _____	Total Number of Occupants _____	Total Number of Occupants _____

List of Properties

Address:	# of Units
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Zoning: _____ Non-Conforming Use? ☐ Yes ☐ No If yes, Date Granted: _____

Address:	# of Units
----------	------------

Zoning: _____ Non-Conforming Use? ☐ Yes ☐ No If yes, Date Granted: _____

Address: _____ # of Units _____

Zoning: _____ Non-Conforming Use? ☐ Yes ☐ No If yes, Date Granted: _____

Address:	# of Units
----------	------------

Zoning: _____ Non-Conforming Use? ☐ Yes ☐ No If yes, Date Granted: _____

Address:	# of Units
----------	------------

Zoning: _____ Non-Conforming Use? ☐ Yes ☐ No If yes, Date Granted: _____

Address: _____ # of Units _____

Zoning: _____ Non-Conforming Use? ☐ Yes ☐ No If yes, Date Granted: _____

Address: _____ # of Units _____

Zoning: _____ Non-Conforming Use? ☐ Yes ☐ No If yes, Date Granted: _____

Address: _____ # of Units _____

Zoning: _____ Non-Conforming Use? ☐ Yes ☐ No If yes, Date Granted: _____

Address:	# of Units
----------	------------

Zoning: _____ Non-Conforming Use? ☐ Yes ☐ No If yes, Date Granted: _____

Address: _____ # of Units _____

Zoning: _____ Non-Conforming Use? ☐ Yes ☐ No If yes, Date Granted: _____

BILL NO. _____

AMENDING THE CITY OF READING CODIFIED ORDINANCES BY ADDING A NEW PART 8 TO CHAPTER 6 - CONDUCT REGULATING THE REAL ESTATE ADVERTISEMENTS FOR SINGLE FAMILY DWELLINGS FOR SALE IN THE CITY.

WHEREAS, the City of Reading is a community enjoying many advantages such as affordable housing; and

WHEREAS, the growth of rental housing has increased the pressure on the City's neighborhoods and housing and has put additional strain on our stable residential neighborhoods; and

WHEREAS, the conversion of single family homes to rental properties has increased quality of life problems such as overcrowding, excess noise, traffic congestion, lack of parking, trash, poor property maintenance and deterioration of housing stock; and

WHEREAS, the City of Reading City Council continues to (1) strengthen the enforcement of the housing and occupancy regulations on rentals and pursue legal action when necessary; (2) increase inspection staff and increase fees so that the inspection program becomes self-supporting; (3) continue to use code enforcement, legislation and appropriate zoning to protect single family residences; and (4) discourage the further conversion of single family homes to rentals; and

WHEREAS, the City of Reading has received complaints regarding advertisements claiming single family dwellings located in the City of Reading could be converted for rental use; and

WHEREAS, the following ordinance will prohibit certain language used in the advertisement of single family homes listed for sale in the City of Reading.

NOW THEREFORE, THE CITY OF READING HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Amending the Codified Ordinances of the City of Reading by adding a new Part 8 to Chapter 6 – Conduct regulating the real estate advertisement of single family dwellings for sale in the City of Reading.

SECTION 2. Declaration of Purpose. The City of Reading City Council finds that the overabundance of the rental properties in the City is increasing quality of life problems and complaints such as congestion, lack of available parking, noise, increased traffic, trash, etc. Council and the Administration continue to strengthen enforcement efforts on housing problems, including placing a moratorium on the conversion of single family dwellings to multi-family rentals. Council has had complaints and has seen real estate advertisements informing prospective buyers that single family dwellings could easily be converted to multi-family rental properties. Therefore, to protect the quality of life of the City's residential neighborhoods Council, through enactment of this ordinance, restricts certain advertisement practices.

SECTION 3. Prohibiting those selling single family homes in the City of Reading from using any language that infers or states that single family homes can be converted to rental properties.

SECTION 4. Requiring the those selling all residential properties to alert the home owner about requirements pertaining to the requirements contained in the Codified Ordinances Chapter 4 Buildings - Historical Districts, and Chapter 27 – Zoning.

SECTION 5. Penalty. Failure to comply with the terms of this ordinance shall result in a fine in an amount of no less than \$1,000.

SECTION 6. This ordinance shall be effective ten (10) days after its adoption and approval by the Mayor, or repassage by City Council over the Mayor's veto, in accordance with Section 219 of the City of Reading Home Rule Charter, or as set forth in Section 221 of the City of Reading Home Rule Charter.

Enacted _____, 2007

President of Council